



Clark County

# Land Use Categories – Urban Areas

DRAFT

# Clark County

## Land Use Categories – Urban Areas

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# Clark County Land Use Categories – Urban Areas

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# Clark County

# Land Use Categories – Urban Areas

## INTRODUCTION

Clark County's Community Plans are designed to promote long-term sustainability, quality of life, economic success, and health and safety. The Community Plans are intended to help guide (not regulate) the development of each planning area. Land use categories are a key feature of the Community Plans and this document provides a description and information about the land use categories used in the urban areas of Clark County (the Las Vegas Valley and Laughlin).

## GOALS

The overall goal is to create a series of land use categories for the Community Plans that assist in:

1. Creating effective places (see Place Making)
2. Planning for needed services and facilities
3. Planning for employment and economic opportunities
4. Planning for the transportation systems that foster these outcomes

**Place Making:** An important part of planning is to facilitate the creation of places that become hubs of activity within a community, areas that take on an identity which people often refer to by name – or place making. These hubs are areas where people can live, work, and have daily services within walking distance. These hubs are closely connected to transit and have a strong commercial component with restaurants, shops, and activities that draw people from a broad area, which contributes to the economic development of the community.

## DESCRIPTIONS

The descriptions of the categories for use in the County's Urban Areas is shown on the following pages. Each land use category describes:

1. Photographs used are examples and may not be typical.
2. General Characteristics—the kinds of uses, the general density/intensity, examples of building form, etc.
3. Desired Zoning—the Zoning Districts most suited to creating this kind of "place." However other zoning districts may be applied for but may not be supported by staff. See page 5.

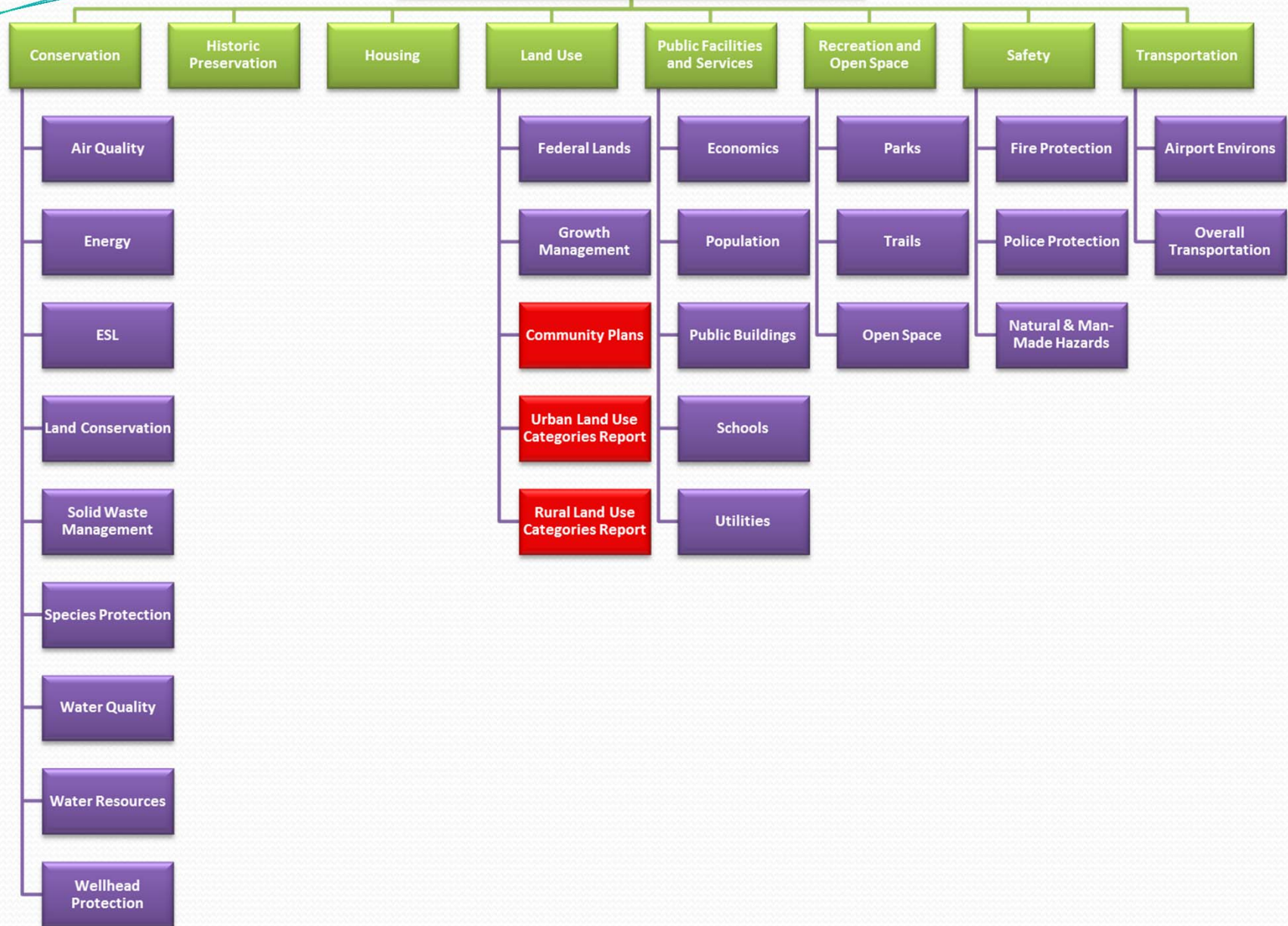


### **\*\*\*Land Use Categories Qualification\*\*\***

- The Planned Land Use categories as set forth in the Plan legends do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area, the planning area's suitability for particular uses; the availability of sewer, water, and other required resources; recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.
- When a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with the Plan, or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the Plan. This type of application shall be heard first by the Planning Commission during at least one Public Hearing at which parties of interest and citizens shall have an opportunity to be heard.
- A zone change application is conforming if the requested zoning district is listed as "desired zoning," unless otherwise noted.
- Land use designations do not guarantee that a specific parcel will be approved for a particular zoning classification, density, or intensity of land use in the future. Any conflict between the plan and County Code, will be interpreted in favor of the Code.















# Clark County Comprehensive Plan





# CATEGORIES



Potential Categories	Typical Form	Desired Zoning
 <b>ESTATE RESIDENTIAL</b>	Single-family residential. Up to 2 du/ac. Large estate lots. 1 and 2 story detached buildings.	R-U, R-A, R-E, CRT*
 <b>LOW RESIDENTIAL</b>	Single-family residential. Up to 10 du/ac. 1 and 2 story detached buildings.	R-D, R-1, R-2, CRT*
 <b>MEDIUM RESIDENTIAL</b>	Single-family residential. Up to 14 du/ac. 2 to 3 stories. Detached and attached buildings.	R-1, R-T, R-2, RUD, CRT*
 <b>HIGH RESIDENTIAL</b>	Multi-family residential. 14 to 32 du/ac. 2 to 4 stories. Attached buildings.	R-3, R-4
 <b>COMMERCIAL</b>	Service and retail commercial uses. Up to 50 feet in height.	C-P, C-1, C-2
 <b>LIGHT MANUFACTURING</b>	Light manufacturing, assembly. Accessory office. Campus research. Support services.	M-D, M-1
 <b>PUBLIC FACILITIES</b>	A wide variety of public uses and/or public services.	P-F
 <b>EMPLOYMENT CENTER</b>	Office, research, design, and assembly buildings. Campus style design.	C-P, M-D, M-1
 <b>RESORT URBAN</b>	High density. Tourist oriented, 24 hr. activities.	C-2, R-5, H-1, U-V
 <b>RESIDENTIAL/COMMERCIAL</b>	May be a mix of residential and commercial uses outside of Activity Centers.	RUD, R-3, R-4, U-V, C-P, C-1, C-2
 <b>COMMUNITY ACTIVITY CENTER</b>	Mix of medium intensity residential and commercial uses. Includes horizontal or vertical mixed use.	U-V, R-3, R-4, C-P, C-1, C-2
 <b>REGIONAL ACTIVITY CENTER</b>	A highly dense self-sufficient concentration of residential and commercial high rise development. Includes horizontal or vertical mixed use.	C-2, H-1, U-V, R-4, R-5

\*CRT zoning is considered conforming if it is at the edge of this designation, when accessing an arterial or collector



# Estate Residential

## General Characteristics\*

- Single-family residential
- Up to 2 du/ac
- Large estate lots
- 1 and 2 story typical
- Detached buildings
- \*\*CRT zoning is considered conforming if it is at edge of this designation when accessing an arterial or collector
- Livestock and agriculture may be appropriate



Pictures are examples and may not be typical.



## Desired Zoning

R-U, R-A, R-E,  
CRT\*\*

\* Descriptions may not apply to every desired zoning district.

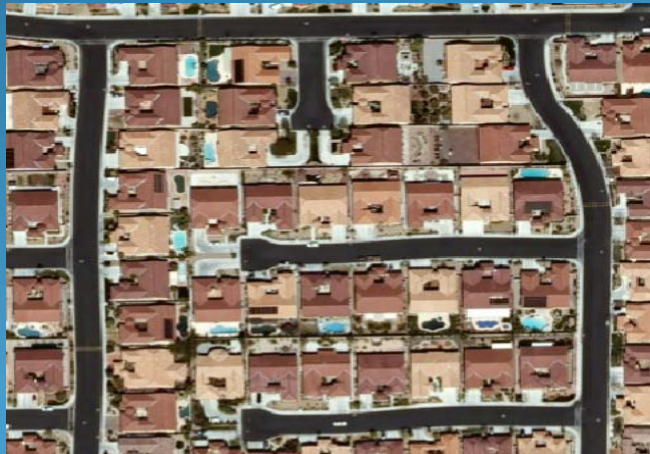
# Low Residential

## General Characteristics\*

- Single-family residential
- Up to 10 du/ac
- 1 and 2 story typical
- Detached buildings
- \*\*CRT zoning is considered conforming if it is at edge of this designation when accessing an arterial or collector



Pictures are examples and may not be typical.



## Desired Zoning

R-D, R-1, R-2,  
CRT\*\*

\* Descriptions may not apply to every desired zoning district.



# Medium Residential

## General Characteristics\*

- Single-family residential
- Up to 14 du/ac
- 1 to 3 stories typical
- Detached and attached buildings
- \*\*CRT zoning is considered conforming if it is at edge of this designation when accessing an arterial or collector



Pictures are examples and may not be typical.



## Desired Zoning

R-1, R-T, R-2,  
RUD, CRT\*\*

\* Descriptions may not apply to every desired zoning district.

# High Residential

## General Characteristics\*

- Multi-family residential
- 14 to 32 du/ac
- 2 to 4 stories typical
- Attached buildings
- Generally served by higher levels of public services and facilities
- As densities increase access to higher levels of transportation facilities should be provided



Pictures are examples and may not be typical.



## Desired Zoning

R-3, R-4

\* Descriptions may not apply to every desired zoning district.



# Commercial

## General Characteristics\*

- Service and retail commercial uses, professional offices, restaurants
- Urban residential uses allowed as mixed use (such as 2<sup>nd</sup> or 3<sup>rd</sup> floor)
- Up to 50 feet in height
- Generally served by higher levels of public services and facilities
- Access to appropriate transportation facilities



Pictures are examples and may not be typical.



## Desired Zoning

C-P, C-1, C-2

\* Descriptions may not apply to every desired zoning district.

# Light Manufacturing

## General Characteristics\*

- Light manufacturing
- Assembly
- Accessory office
- Campus
- Research
- Support services
- Generally served by higher levels of public services and facilities
- Access to appropriate transportation facilities



Pictures are examples and may not be typical.



## Desired Zoning

M-D, M-1

\* Descriptions may not apply to every desired zoning district.



# Public Facility

## General Characteristics\*

A wide variety of public uses and/or public services including:

- Parks and open space
- Library
- Community center
- Schools
- Emergency services
- Government services
- Civic areas
- Flood control facilities



Pictures are examples and may not be typical.



## Desired Zoning

P-F

\* Descriptions may not apply to every desired zoning district.

# Employment Center

## General Characteristics\*

- Non-residential, office, research, design, and assembly buildings
- Campus style design
- Specialized focus in the sectors of technology, health, education, and defense
- Generally served by higher levels of public services and facilities
- Access to appropriate transportation facilities



Pictures are examples and may not be typical.



## Desired Zoning

C-P, M-D,  
M-1

\* Descriptions may not apply to every desired zoning district.



# Resort/Urban

## General Characteristics\*

- High density
- Tourist oriented
- 24 hr. activities
- High employment area
- Economic engine
- Mixed uses



Pictures are examples and may not be typical.



## Desired Zoning

R-5,  
H-1, U-v

\* Descriptions may not apply to every desired zoning district.

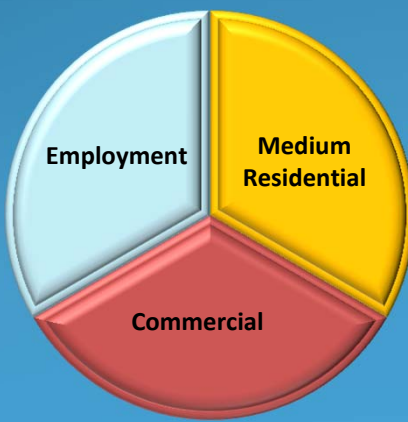
# Residential/Commercial

## General Characteristics\*

- May be a mix of residential and commercial uses outside of Activity Centers
- Suitable for use in areas where revitalization or flexibility of uses is needed
- May include horizontal or vertical mixed use (mixture of uses)
- Generally served by higher levels of public services and facilities
- Access to appropriate transportation facilities
- Appropriate on collectors or arterials



Pictures are examples and may not be typical.



## Desired Zoning

RUD, R-3, R-4,  
U-V, C-P, C-1, C-2

\* Descriptions may not apply to every desired zoning district.



# Community Activity Center



Pictures are examples and may not be typical.

## General Characteristics\*

- A concentrated mix of medium intensity residential and commercial uses
- For use in specific areas of focus for revitalization and place making
- Well served by transit and transportation facilities, Transit-Oriented Development
- Transition to urban intensities and pedestrian friendly



## Desired Zoning

R-3, R-4, U-V,  
C-P, C-1, C-2

\* Descriptions may not apply to every desired zoning district.

# Regional Activity Center



Pictures are examples and may not be typical.

## General Characteristics\*

- A highly dense, self-sufficient concentration of commercial and residential high-rise development
- For use in specific areas of focus for revitalization and place making
- Includes horizontal and vertical mixed use (mixture of uses)
- Well served by transit and transportation facilities, Transit-Oriented Development



## Desired Zoning

C-2, H-1,  
U-V, R-4, R-5

\* Descriptions may not apply to every desired zoning district.